



**Village of Key Biscayne
Crandon Boulevard
Zoning and Development Committee
Tuesday, September 21, 2004
9:00 A.M.**

Members Present:All members present

Staff Present:Jud Kurlancheek and Maite Miyares

Consultant:Silvia Vargas and Alynn Pruitt

Elected Officials: Mayor Oldakowski and Councilmember Broucek

Village Attorney: Steve Helfman

Public: Nick Mavris and Ron Oprzadek

Minutes – September 8, 2004 was approved.

Mr. Borroto would like staff to clarify this committee's mission and address the economics of development on the entry block in order to address the viability of what this committee designs. Village Attorney, Steve Helfman addressed Mr. Borroto's question and clarified the Council's intention in creating this committee. He said it was not the Council's intention to develop economic or zoning incentives to encourage development the entry block rather to have the proper zoning regulations in place that will implement the Village's vision for this block. It was the consensus of the committee to review the economic viability when developing this plan.

Mr. Ron Oprzadek presented a market study that was prepared for the new Scharenberg project. This study contains economic development projections and demographics for the Village of Key Biscayne. Mr. Oprzadek gave Village Staff the right to review and reproduce this document.

Mr. Borroto feels that the three major problems of the entry block are parking, traffic and aesthetics. Mr. Borroto feels that it should be the consensus of this committee not to have an assembly of large building, to keep this area low scale and very intimate. They would like to bring the Village back to the Village. Mr. Borroto distributed a set of different sketches that he developed that he feels show bringing the Village back to the Village.

Mr. Alynn Pruitt presented preliminary concepts they have developed for the entry block. None of the plans represented a recommendation by the consultants. Mr. Pruitt addressed current parking and front and side set back requirements. Mr. Helfman explained to the committee that under the Village's current regulations there is no way to unify a property through a unity of title. Therefore the subdivision regulations do not allow an assemblage without re-platting which will require Council

Approval. He continues by stating that if this committee would like to allow assemblage they need to review the regulations in order to avoid a large imposing building.

Mr. Helfman suggested re-zoning this entry block as a PUD to create flexibility and control with regulations. Mr. Helfman believes that the PUD will encourage the owners to assemble. Zoning this PUD will give the Council total control over what is developed. Mr. Kurlancheek explains that there needs to be quantitative parameters within the PUD. Mr. Helfman agrees that the PUD needs quantitative parameters with maximum design flexibility.

Mr. Borroto feels that this committee should look at three approaches: PUD, encouragement of redevelopment within the existing property lines and placing a facade along the front of the properties which help, from a design perspective, unify the site. Mr. Kurlancheek states that there is another option and that is the renovation of the existing buildings.

Mr. London believes that the Village wants the Committee to encourage development of this site and in order to do that they need to create value to the land that does not exist now.

The committee discussed the economic viability of having office and retail space on the entry block. The committee discussed the economic viability of another grocery store. Mr. Mavris has had preliminary discussions with Publix, this has not moved forward because Publix would like the entire parcel and the owners of the 7-11 retail center want too much money. The committee discussed the things the government needs to do to allow for the sale and re-development of this property. Mr. Helfman suggests that this committee begin to explore the maximum flexibility through the PUD concept.

At the conclusion of the meeting, the Committee directed that the Consultant research:

1. PUD development of entire site
2. Assembly of two lots with new construction.
3. Rehabilitation of individual buildings

Next Meeting: October 5, 2004 - 8:00 a.m.

The meeting adjourned at 10:10 a.m.